

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, February 1, 2012 in City Council Chambers at Torrance City Hall.

Chairperson Skoll welcomed Sara D'Anjou to the Commission and thanked the City Council for reappointing him for a second term.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner D'Anjou.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'Anjou, Polcari, Rizzo, Uchima, Weideman and Chairperson Skoll.

Absent: Commissioner Gibson.

Also Present: Planning Manager Lodan, Planning Assistant Yumul, Plans Examiner Noh, Sr. Fire Prevention Officer Kazandjian, Associate Civil Engineer Symons, Assistant City Attorney Sullivan.

MOTION: Commissioner Rizzo moved to grant Commissioner Gibson an excused absence from this meeting. The motion was seconded by Commissioner Weideman and passed by unanimous voice vote.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, January 26, 2012.

5. APPROVAL OF MINUTES

MOTION: Commissioner Weideman moved to approve the December 7, 2011 Planning Commission minutes as written. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Gibson).

MOTION: Commissioner Weideman moved to approve the December 21, 2011 Planning Commission minutes as written. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Gibson).

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 – None.

8. TIME EXTENSIONS – None.

9. CONTINUED HEARINGS – None.

10. WAIVERS – None.

Chairperson Skoll reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

11. FORMAL HEARINGS

11A. PRE12-00001: WILL BASILIO (DAVID AUSTIN)

Planning Commission consideration for approval of a Precise Plan of Development to allow single-story additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5125 Sharynne Lane.

Recommendation: Approval.

Planning Assistant Yumul introduced the request.

David Austin, 5125 Sharynne Lane, applicant, voiced his agreement with the recommended conditions of approval. He reported that he met with his neighbors early on in the process to determine what they would find acceptable and subsequently came up with a modest-sized addition that will meet his family's need for more space while respecting the requirements of the Hillside Ordinance. He noted that the project will connect the existing detached two-car garage to the house, which will make the home more consistent with other homes in the area.

MOTION: Commissioner Weideman moved to close the public hearing. The motion was seconded by Commissioner Uchima and passed by unanimous voice vote (absent Commissioner Gibson).

MOTION: Commissioner Weideman moved for the approval of PRE12-00001, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 12-004.

MOTION: Commissioner Weideman moved to adopt Planning Commission Resolution No. 12-004. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Gibson).

11B. CUP11-00023, WAV11-00011: WADE GODING (LYNN PROPERTIES, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the relocation and remodel of an existing restaurant building with a drive-through operation and a new detached building for a liquor store, in conjunction with a Waiver to allow less than the required building setback on property located in the C-2 Zone at 2210 Redondo Beach Boulevard.

Recommendation: Approval.

Planning Assistant Yumul introduced the request and noted supplemental material available at the meeting consisting of revised conditions of approval.

Wade Goding, representing Carl's Junior Restaurants, Anaheim, voiced his agreement with the recommended conditions of approval.

Commissioner Weideman requested clarification regarding the Waiver. Planning Manager Lodan explained that staff recommended approval of the Waiver for the following reasons: 1) The existing setback is non-conforming and similar to the proposed setback of 11 inches; 2) The project will be a significant improvement to the site; 3) Providing the required 10-foot setback would hinder on-site circulation and limit the ability to provide sufficient parking; and 4) The building will act as a buffer between the drive-through and the adjacent residential neighborhood.

Commissioner Rizzo asked about the size of the new building as compared to the existing building. Planning Manager Lodan related his understanding that the building is slightly larger and elongated.

Commissioner D'Anjou asked about the parking deficiency and Planning Manager Lodan advised that although it's not reflected in the plans, staff and the applicant have found a way to provide the additional parking space along the southerly row of parking adjacent to the alley.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Uchima and passed by unanimous voice vote (absent Commissioner Gibson).

MOTION: Commissioner Polcari moved for the approval of CUP11-00023 and WAV11-00011, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution Nos. 12-005 and 12-006.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution Nos. 12-005 and 12-006. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner Gibson).

12. **RESOLUTIONS** – None.

13. **PUBLIC WORKSHOP ITEMS** – None.

14. **MISCELLANEOUS ITEMS**

14A. **NATIONAL AMERICAN PLANNING ASSOCIATION CONFERENCE**

Planning Manager Lodan reported that the budget can accommodate registration fees for two Commissioners to attend the National American Planning Association Conference in Los Angeles on April 14 -17, 2012.

A brief discussion ensued, and it was determined that Commissioner Rizzo was the only one who was able to attend the conference and he agreed to do so.

14B. **USE OF ELECTRONIC CALL SYSTEM**

Planning Manager Lodan noted that Commissioners have gotten away from using the electronic call system and eliminating it would save money because staff from the Cable Division must set it up prior to each meeting.

A brief discussion ensued, and it was the consensus of the Commission not to use the electronic call system.

14C. PLAN SUBMITTAL REQUIREMENTS

Planning Manager Lodan advised that staff was proposing that applicants be allowed to submit reduced-size plans (11" x 17") for the Planning Commission instead of full-size plans (24" x 36") because it would decrease the cost for applicants, make it easier for Commissioners to review plans at the dais, and reduce paper consumption. He noted that staff would still require full-size sets for staff's use and a file copy.

Commissioners indicated that they were in favor of the reduced-size plans as long as dimensions and notes are legible.

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS – None.

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the February 15, 2012 Planning Commission meeting.

17. ORAL COMMUNICATIONS #2

17A. Commissioners welcomed Sara D'Anjou to the Commission.

17B. Chairperson Skoll stated that he found it very helpful that the staff reports this evening listed the "maximum allowed" and "proposed" lot coverage and FAR and asked about the possibility of including a listing of required and proposed setbacks.

Planning Manager Lodan advised that setbacks are more complicated due to irregular lot lines.

18. ADJOURNMENT

At 7:43 p.m., the meeting was adjourned to Wednesday, February 15, 2012 at 7:00 p.m.

Approved as Submitted March 7, 2012 s/ Sue Herbers, City Clerk
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